

September 19, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0334

3L LLC

Clover Hill Magisterial District
Southwest quadrant of the intersection of
Old Hundred Road and Charter Colony Parkway

REQUEST: Amendment to Conditional Use Planned Development (Case 86S117) to permit a veterinary hospital without outside runs.

PROPOSED LAND USE:

A veterinary hospital without outside runs is planned. With approval of this request, uses would be limited to those uses permitted by Case 86S117 plus a veterinary hospital without outside runs.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed land use conforms to the Upper Swift Creek Plan which suggests the property is appropriate for regional mixed use uses. Under special circumstances, the Plan supports veterinary hospitals, provided any negative impacts are limited.
- B. The proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

CONDITION

In addition to those uses permitted by Case 86SN117 within the Medium Density Office/Commercial Retail (MDO/CR) Tract, veterinary hospitals exclusive of outside runs shall be permitted. (P)

(NOTE: This condition is in addition to the Textual Statement, Item VI.E.4, of Case 86S117 relative to permitted uses in the MDO/CR Tract for the subject property.)

GENERAL INFORMATION

Location:

Southwest quadrant of the intersection of Old Hundred Road and Charter Colony Parkway.
Tax ID 727-692-8910.

Existing Zoning:

C-2 with Conditional Use Planned Development

Size:

1.2 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North – O-2 with Conditional Use Planned Development; Vacant
South, East and West - C-2 with Conditional Use Planned Development; Commercial

UTILITIES

Public Water System:

There is an existing twenty-four (24) inch water line extending along the east side of Charter Colony Parkway approximately 340 feet east of the request site. Water lines have been installed to serve the request site but have not yet been accepted into the county system. Use of public water system is required by County Code.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line in Garrison Place Drive, approximately 850 feet southwest of the request site. Wastewater lines have been installed

to serve the request site but have not yet been accepted into the county system. Use of public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

This request will have minimal impact on these facilities.

PUBLIC FACILITIES

Fire Service:

The Swift Creek Fire Station, Company Number 16, currently provides fire protection and emergency medical service. This request will have a minimal impact on fire and EMS.

Transportation:

This request will have a minimal impact on the anticipated traffic generated by development of the property.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for regional-scale office or commercial developments. Under special circumstances, the Plan supports veterinary hospitals, provided any negative impacts are limited. An amendment to the Upper Swift Creek Plan is pending.

Area Development Trends:

Surrounding properties to the north, south and east are zoned C-2 and O-2, both with Conditional Use Planned Development as part of the Waterford and Centerpointe developments. The Colony Crossing Shopping Center, which includes the subject property, is currently under construction on the C-2 portion while the I-1 portion remains vacant. As currently zoned, it is anticipated that properties surrounding the intersection of Charter Colony Parkway and Old Hundred Road will continue to develop for office, commercial and industrial uses.

Zoning History:

On August 27, 1986, upon a favorable recommendation by the Planning Commission, the Board of Supervisors approved a rezoning from Agricultural (A) to Light Industrial (M-1), from Light Industrial (M-1) to Residential Multifamily (R-MF) plus a Conditional Use

Planned Development on these tracts plus existing Light Industrial (M-1) and Convenience Business (B-1) tracts, for a total of 243 acres (Case 86S117). A mixed use development to include multifamily residential, office, commercial and industrial uses was planned. The subject property was designated as an Medium Density Office/Commercial Retail (MDO/CR) Tract on the approved master plan (attached). This tract permitted most Convenience Business (B-1) uses and a few Community Business (B-2) and General Business (B-3) uses. Veterinary clinics and hospitals were not included among these permitted uses.

Development Standards:

The request property lies within an Emerging Growth District Area. Unless otherwise specified by conditions of Case 86S117, development must conform to the Emerging Growth District requirements which address access, parking, landscaping, architectural treatment, setbacks, lighting, pedestrian access, signs, buffers, utilities and screening of dumpsters and loading areas. As previously noted, this site is currently under development as part of the Colony Crossing shopping center project.

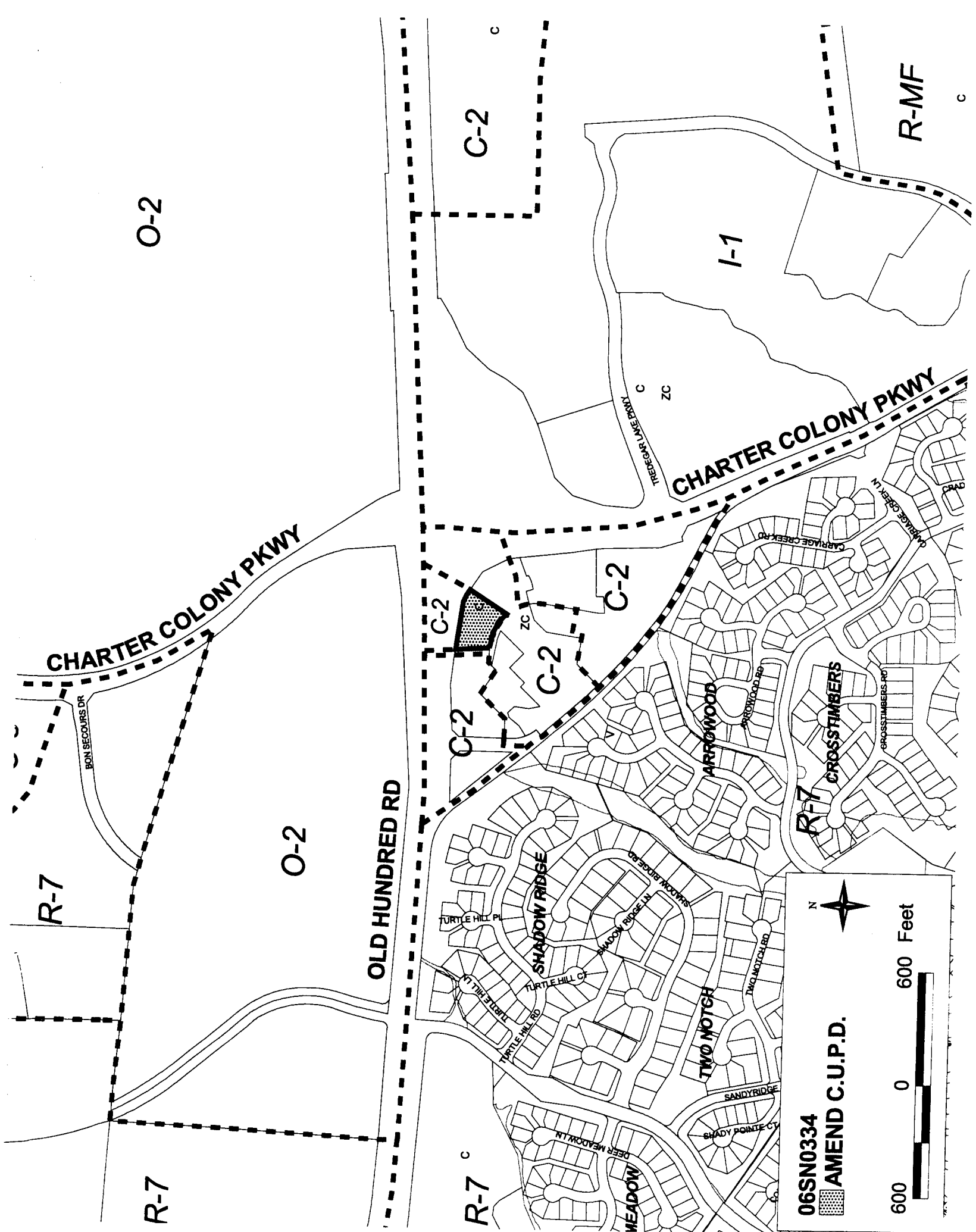
Uses:

Currently, the Zoning Ordinance permits veterinary clinics within the Neighborhood Business (C-2) District. Veterinary clinics do not permit the boarding of animals, the overnight care of animals or outside runs. Veterinary hospitals, first permitted in the Community Business (C-3) District, permit boarding, overnight care and outside runs. The applicant proposes to operate a veterinary hospital from this location to accommodate the overnight care of animals without the use of outside runs. (Condition)

CONCLUSION

The proposed land use conforms to the Upper Swift Creek Plan which suggests the property is appropriate for regional mixed use uses. The exclusion of outdoor runs associated with the proposed veterinary hospital limits any negative impacts this use might have on area properties. In addition, the land use is representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.



06SN0334

AMEND C.U.P.D.

